Chapter 14.42 RESERVED LC/SPZ LOYOLA CORNERS SPECIFIC PLAN ZONE DISTRICT

Sections:

14.42.010 RESERVED FOR FUTURE USE LC/SPZ District.

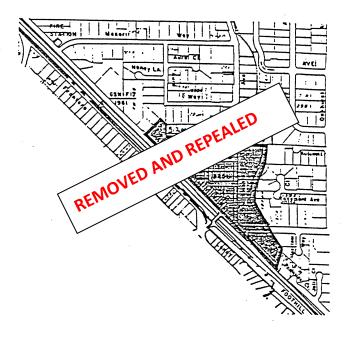
The regulations, general provisions, and exceptions set forth in this chapter, Chapter 14.40, and Chapter 14.66 shall apply in the LC/SPZ District. The zoning district regulations implement the Loyola District. The zoning district regulations implement the Loyola Corners neighborhood commercial center specific plan. These district regulations incorporate by reference Chapter 14.40 — Neighborhood Commercial District Regulations except as indicated below. Where a conflict occurs between this chapter and Chapter 14.40, this chapter shall take precedence.

(Prior code § 10-2.1701)

14.42.020 Specific purposes (LC/SPZ).

Specific purposes for LC/SPZ Districts are as follows:

- A. To maintain a neighborhood convenience commercial orientation supplemented on a limited basis with retail service and office-administrative services uses;
- B. To implement the objectives, policies and commercial center specific plan;
- C. To assist in the re-establishment of business momentum for Loyola Corners;
- D. To protect nearby residents from unreasonable intrusions from the shopping area;
- E. To apply to the area delineated below:



(Prior code § 10-2.1702)

(Ord. No. 2015-406, § 2, 2-10-2015)

14.42.030 Limited permitted uses (LC/SPZ).

- A. Re-establishment of business momentum in the Loyola Corners Neighborhood Commercial Center is important to retain its economic vitality. Long term vacancies can significantly adversely impact the area's success.
- B. For those properties in the LC/SPC Zoning District a use permit for office use in the above described area may be permitted for a period of up to ten (10) years to be determined on a case-by-case basis provided the city council can make a positive finding to each of the following issues:
 - 1. That the space proposed to be occupied by the office use is developed space which has been vacant for the previous twelve (12) months;
 - 2. That the property owner has demonstrated to the satisfaction of the city council that during the previous twelve (12) months the space to be occupied has been actively but unsuccessfully marketed as retail space at fair market value;
 - 3. That the proposed office is of a type that receives significant clientele visitations;
 - 4. That the owner of the proposed office use has agreed to maintain a pedestrian friendly exterior by maintaining visual access into the building interior through windows which are not permanently blocked during business hours; and
 - 5. Such use does not significantly remove the area from an ideal cost/benefit ratio of seventy (70) percent retail and thirty (30) percent office which is determined necessary to (i) provide a retail center whose function it is to provide retail services to the surrounding community; (ii) provide a lively, active and diversified shopping experience; and (iii) ensure that a reasonable portion of the commercial activities are generating taxable retail sales.

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- C. Voluntary discontinuance of the office use shall require conversion of such use to a permitted use, a conditionally permitted use found to meet the criteria of Chapter 14.80 of this title of the Los Altos Municipal Code, or a limited permitted use based on the findings of this section.
- D. Any request for an extension of time shall be subject to the provisions outlined in Chapter 14.80 of this title. (Prior code § 10-2.1703)

14.42.040 Conditional expansion.

- A. In order to allow moderate expansion to enhance economic vitality, twenty-three thousand (23,000) square feet of expansion (over and above the approximately ninety-one thousand (91,000) square feet, one hundred ten thousand (110,000) including the Post Office, of existing square feet in December 1990) shall be permitted subject to a use permit pursuant to Chapter 14.80 of this title of the Los Altos Municipal Code. The additional square footage shall be aggregated as follows:
 - 1. New ground level retail fifteen thousand (15,000) square feet;
 - 2. Second level retail service four thousand (4,000) square feet;
 - 3. Second level office use four thousand (4,000) square feet.
- B. The following definitions apply in allocating space for expansion;
 - Retail stores are commercial establishments which predominantly sell products rather than services, directly to the general public, generally for household use, on a daily basis. Examples include groceries, produce markets, liquor stores, furniture stores, sporting goods and gas stations and other types of establishments which tend to draw other people into the area.
 - Retail services are commercial establishments which predominantly sell services directly to the general
 public, generally for household use, on a daily basis. Examples include beauty and barber shops, banks,
 dry cleaners and repair shops.
 - 3. Office-administrative services are commercial establishments which predominantly sell to the general public or to businesses and other customers as well. The contact with the general public is not as frequent as with retail services and a significant portion of the business may take place at other locations, Examples include law offices, accountants, medical, advertising and software computer programming.
- C. This section shall apply to all properties within the Loyola Corners planning area except for those defined in the specific plan as "specific parcels" which have policies contrary to this section, as approved by the city.

(Prior code § 10-2.1704)

(Ord. No. 2015-406, § 2, 2-10-2015)

14.42.050 Off-street parking (LC/SPZ).

Not less than one parking space for each three hundred (300) square feet of gross floor area shall be required. Properties whose existing ground floor space is occupied by a nonconforming use shall not be permitted second-level office use expansion based upon a parking ratio of one space for each three hundred (300) square feet of gross floor area unless an amount of ground floor space equivalent to the second floor addition is converted to a conforming permitted or conditionally permitted use, unless the nonconforming use is found by the city council to be an undesirable retail location, and there is a parking study from which the city council may determine that on site parking is adequate.

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(Prior code § 10-2.1705)

(Ord. No. 10-348, § 9, 4-13-2010)